

BY:

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING PROPERTY LOCATED ON THE NORTH SIDE OF SOUTHERN TRACE PARKWAY, 775' EAST OF WALLACE LAKE ROAD EXTENDING NORTH OF SOUTHERN TRACE PARKWAY 1700', SHREVEPORT, CADDO PARISH, LA, **FROM R-A, RESIDENCE-AGRICULTURE DISTRICT TO R-1D(PUD), URBAN ONE FAMILY RESIDENCE (PLANNED UNIT DEVELOPMENT) DISTRICT WITH PRELIMINARY SITE PLAN APPROVAL**, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, LA, in due, legal and regular session convened, that the zoning classification of property located on the north side of Southern Trace Parkway 775' east of Wallace Lake Road, extending north of Southern Trace Parkway 1700', Shreveport, Caddo Parish, LA, legally described below, be and the same is hereby changed **from R-A, Residence-Agriculture District to R-1D(PUD), Urban One Family Residence (Planned Unit Development) District with preliminary site plan approval:**

A tract of land being that portion of the SW/4 of the SE/4 of Sec 30, T16N, R13W, Caddo Parish, LA, lying east of Wallace Lake Rd & a portion in the N/2 of the NE/4 of Sec 31, T16N, R13W, Caddo Parish, LA. Beginning at a found ½ inch iron pipe at the SW corner of Lot 7, St Andrews Sub Unit 1, proceed S89°24'22"E (Plat call=S89°6'11"E) for 1137.88 feet to a found ½ inch iron pipe. Thence run S0°43'14"W 1317.18 feet to a found ½ inch iron pipe on the south line of Sec 30; Thence run N89°24'25"W (Plat call=S89°31'15"W) along the north line of Lots 1 & 2, Southern Trace Phase V, Sec XXII Sub 216.93 feet to a 5/8 inch iron rod; Thence run S0°40'9"W (Plat call=S0°24'57"E) along the west line of Lot 1, Southern Trace Phase V, Sec XXII Sub 350 feet to a 5/8 inch iron rod; Thence N89°23'40"W (Plat call=N89°31'15"E) along the north line of Southern Trace Phase V, Sec XXIII Sub 317 feet to a 5/8 inch iron rod; Thence run N0°36'20"E for 10 feet to a found ½ inch iron pipe; Thence run N89°23'40"W for 120 feet; Thence run S0°36'20"W for 10 feet; Thence run N89°23'40"W (Plat call= N89°31'15"E) along the north line of Southern Trace Phase V, Sec XXIII Sub 485.56 feet to a found ½ inch iron rod; Thence run N0°40'29"E along the east R/W line of Wallace Lake Rd 349.76 feet to a found ¾ inch iron pipe; Thence run N0°47'21"E along the east R/W line of Wallace Lake Rd 1317.20 feet returning to the POB; said tract containing 41.813 acres.

SECTION II: THAT the rezoning of the property described herein is subject to compliance with the following stipulations:

1. **Grant a variance in the front yard setback of 15 feet for the dwelling portion of residents.**
2. **Grant a variance in the front yard setback of 10 feet for front loading garages.**
3. **Construction of an additional pond and a walking trail system connecting it with the other two ponds per submittal of landscaping/ trail plans for review and approval prior to issuance of any permits.**
4. **Acceptance of submitted preliminary plat as approval of the preliminary site plan for the PUD.**

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

**CASE NO. C-15-15 / P-2-15: ZONING REQUEST WITH PRELIMINARY SITE PLAN (PRELIMINARY PLAT)**

**Applicant & Owner:** Southern Trace, A Limited Partnership **District:** 9/Thibodeaux  
**Location:** 1000 Southern Trace Pkwy (N side of Southern Trace Pkwy, approx 775' E of Wallace Lake Rd, extending N of Southern Trace Pkwy 1,700')  
**Existing Zoning:** R-A  
**Request:** R-A to R-1D (PUD) With Preliminary Site Plan (Preliminary Plat) Approval  
**Proposed Use:** Single Family Residential (Subdivision)

**GENERAL INFORMATION:**

- The Southern Trace Development was originally conceived as a 'country club' development that converted rural agricultural land (greenfield) into a single family development with access primarily from Norris Ferry Road. This development took advantage of the PUD concept to create a development that has many elements of Traditional Neighborhood Design (TND). However, from the most part the PUD has been utilized to give the developer flexibility in lot configuration and design standards that the current ordinance does not allow. Some the previous ordinance relief included features such as inverted crown streets, open ditches and other relief in the street and drainage construction standards that have proven through time not to be feasible in real application. This type of ordinance relief was subsequently discouraged by the Design Standards Review Committee.
- A golf course along with its series of ponds and lush natural landscaping is the primary site feature for this development and has been the primary vehicle for obtaining ordinance relief for this site. The development continues to employ similar elements such as wet detention ponds and walking trails as it is expanded.
- This development originally was constructed with a private water and sewer system. The market demand was underestimated and the development quickly outgrew the private infrastructure. The developer petitioned to the City of Shreveport in order to obtain access to the municipal water and sewer system and the development was subsequently annexed into the city. As a result of the annexation, water and sewer infrastructure was extended to the site and full city services are provided.
- Although the market demand has softened from the early days of the development there is still remains a viable market for this type of development. Once the core development was completed, the developer began to look to the available greenfield land located to the west and began to develop around the secondary entrance to the primary development located at Wallace Lake Road. The development has been marketed as **Southern Trace West**. The 61 acre PUD request was approved by the MPC in 2006. This phase continued employ some of the same site features and similar ordinance relief that was obtained in the core development.
- **This request is an expansion of Southern Trace West development. The applicant desires to expand the current PUD boundaries to include a 41.813 acre tract of land. A preliminary plat is attached with this application that serves as the Preliminary Site Plan for the PUD request.**
- The applicant is requesting approval for R-1D Planned Unit Development (PUD) zoning in order to continue the development that has already been established. However, the ordinance relief that has been discouraged by the Design Standards Review Committee is not included in this application. Surrounding property is zoned R-1D (PUD) to the south, R-A to the north and a combination of both districts to the east and west.
- A related case to be considered on the same agenda is the final plat for the subdivision of a portion of this property (15.76 acres) tract of land into 33 residential building sites.
- The property is currently located in the Parish outside the city limits of Shreveport. However, it is anticipated that the applicant will request annexation in order to obtain access to city water and sewer.
- The extreme NW portion of this site contains an existing natural gas well site. This site was appropriately permitted through the State of Louisiana Natural Resources Department. Currently this State of Louisiana has exclusive jurisdiction regarding this use and no modifications to the existing approval are requested as a part of this application.

**PRELIMINARY SITE PLAN CONSIDERATIONS:**

- The initial phase of this development will be comprised of 15.576 acres to be subdivided into 33 residential building sites.
- All of the streets within this development will be private with right-of-way widths of 50 feet.
- Various lot sizes are proposed for this site including 5 estate sized lots that will front Wallace Lake Road comprised of approximately 38,000 square feet each. The typical lot for the balance of this development is comprised of 11,600 square feet with some irregular shaped lots in 14,000 square foot range.

**Ordinance Relief Requested**

The current PUD ordinance for the adjacent property includes ordinance relief for a reduction of the front yard setback to 15 feet for the dwelling portion of the residents and a reduction to 20 feet at front loading garages. The applicant's request contemplates front yard setback relief of 20 feet (a ten foot front yard setback). In an effort to be consistent with the adjacent PUD development staff recommends the following in lieu of the applicant's request: **Reduction of the front yard setback to 15 feet for the dwelling portion of the residents and a reduction to 20 feet at front loading garages.**

**Amenities Offered by the Applicant**

This development currently contains two wet detention ponds that are used as common park space for residents. **The applicant intends to expand this concept by adding an additional pond in the expanded area and connecting all of the ponds with a walking trail.**

**MASTER PLAN CONSIDERATIONS:**

The future land use designation for this property is Residential Low (Single Family) which encourages single-family houses, schools and churches.

**STAFF RECOMMENDATIONS:**

Staff recommends approval of this application with the following PUD ordinance stipulations:

- (1) Grant a variance in the front yard setback of 15 feet for the dwelling portion of residents.
- (2) Grant a variance in the front yard setback of 10 feet for front loading garages.
- (3) Construction of an additional pond and a walking trail system connecting it with the other two ponds per submittal of landscaping/ trail plans for review and approval prior to issuance of any permits.
- (4) Acceptance of submitted preliminary plat as approval of the preliminary site plan for the PUD.

## **PUBLIC'S ASSESSMENT**

There was no opposition present.

## **BOARD'S DECISION**

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The Board voted 9-0 to recommend approval of this application subject to compliance with the following PUD ordinance stipulations:

1. Grant a variance in the front yard setback of 15 feet for the dwelling portion of residents.
2. Grant a variance in the front yard setback of 10 feet for front loading garages.
3. Construction of an additional pond and a walking trail system connecting it with the other 2 ponds per submittal of landscaping/trail plans for review and approval prior to issuance of any permits.
4. Acceptance of submitted preliminary plat as approval of the preliminary site plan for the PUD.

The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision. A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.

**P-2-15 / C-15-15**



SCALE: 1" = 400'

**R-A**

**R-A**

R-A to  
R-1D (PUD)

Wallace Lake

OUTSIDE CITY LIMITS

OUTSIDE CITY LIMITS  
INSIDE CITY LIMITS

300' NOTIFICATION  
AREA

OUTSIDE CITY LIMITS

INSIDE CITY LIMITS

Southern Trace

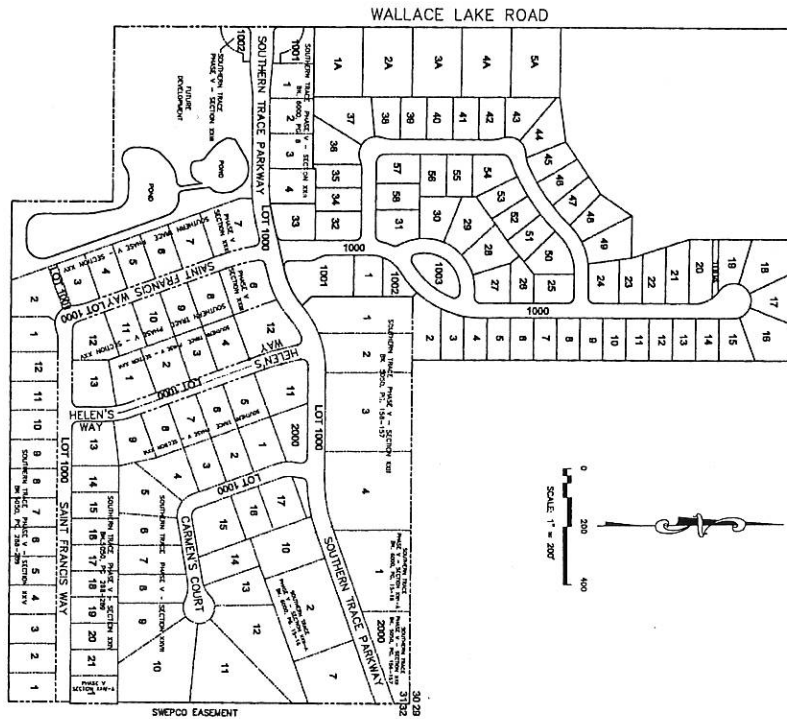
**R-1D(PUD)**

**R-A**

ST FRANCIS

**R-A-E**

**R-A**



**SOUTHERN TRACE WEST  
MASTER PLAN**

**FORTE &  
TABLADA**

P-2-15

WALLACE LAKE ROAD

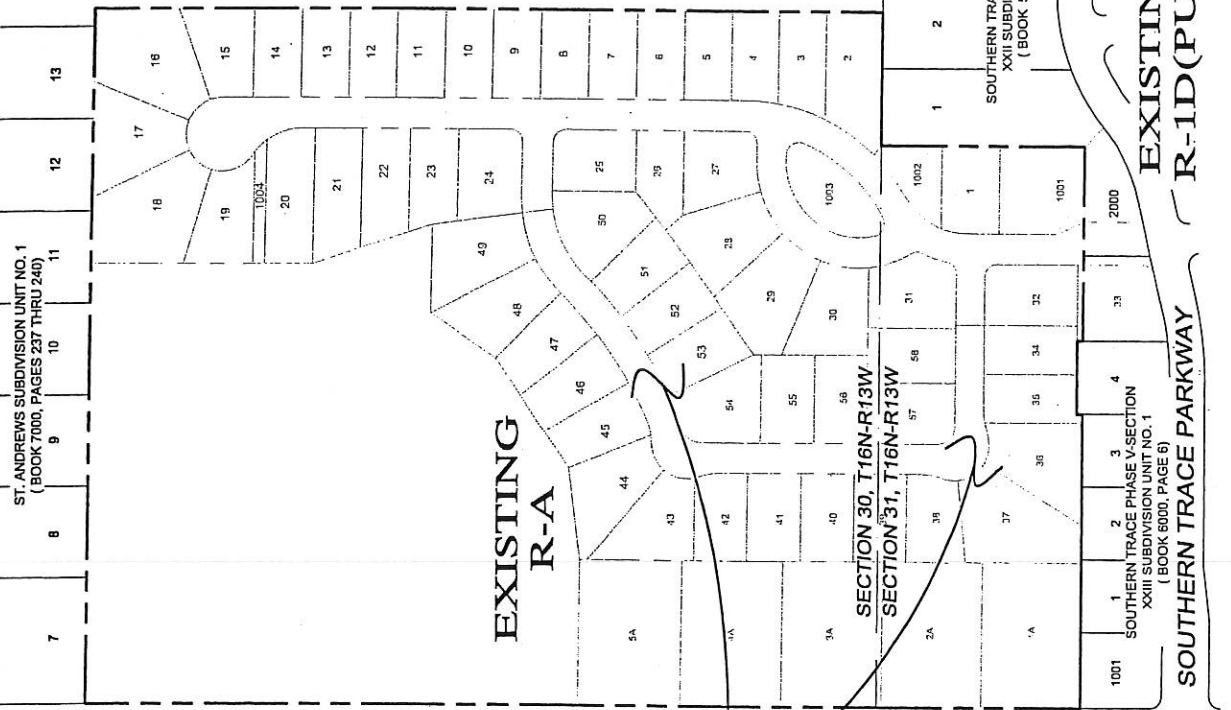
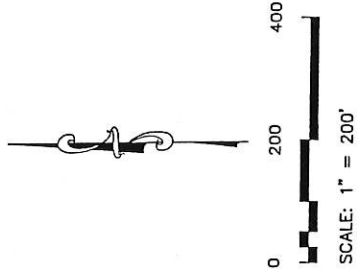
PROPOSED  
RE-ZONING  
41.84 ACRES

EXISTING  
R-A

SECTION 30, T16N-R13W  
SECTION 31, T16N-R13W

EXISTING  
R-1D(PUD)

ZONING EXHIBIT



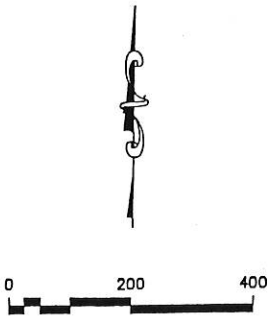
C- 15 '75

P- 2 '75

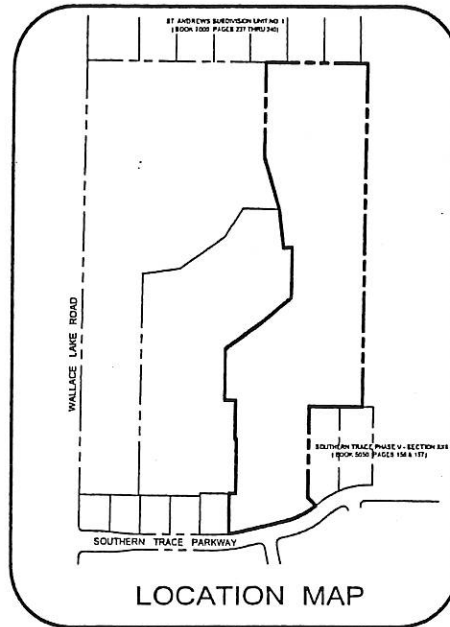
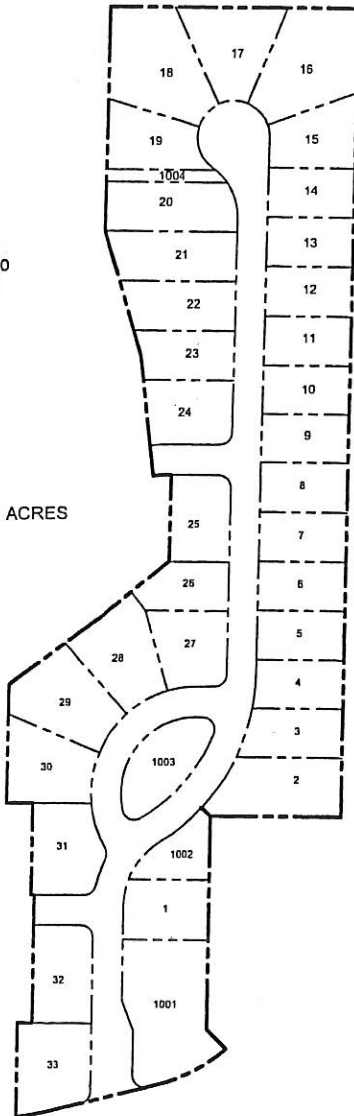


# SOUTHERN TRACE PHASE V-SECTION XXVIII

A SUBDIVISION BEING LOCATED IN THE SE 1/4 OF SECTION 30, T16N-R13W, AND THE NE 1/4 OF SECTION 31, T16N-R13W, SHREVEPORT, CADDO PARISH, LOUISIANA.



TOTAL AREA = 15.576 ACRES



APPROVED:

METROPOLITAN PLANNING COMMISSION DATE

SOUTHERN TRACE, A LIMITED PARTNERSHIP  
PLATTING AND RECORDING OF THIS SUBDIVISION:

VB LAND DEVELOPMENT, L.L.C.

BY: DAVID M. ALEXANDER, MANAGER DATE

ROBERT WESTERMAN, P.E. DATE  
ACTING CITY ENGINEER  
CITY OF SHREVEPORT

ACCEPTED BY CITY COUNCIL  
RES. NO. \_\_\_\_\_ OF 2015

CEDRIC B. GLOVER DATE  
MAYOR

THE SURVEY FOR THIS SUBDIVISION PLAT WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL. I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO CITY OF SHREVEPORT ORDINANCE NO. 115 OF 1970 AND AMENDMENTS THERETO. THE SURVEY FOR THIS PLAT WAS PREPARED IN ACCORDANCE WITH "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS "B" SURVEY.

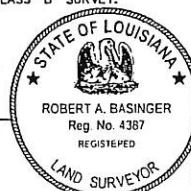
DEDICATION:  
THE RECORD OWNERS HEREIN DEDICATE TO THE PUBLIC USE IN PERPETUITY THE STREET RIGHT-OF-WAY, AS SHOWN ON THIS SUBDIVISION PLAT. ALL OTHER SERVITUDES SHOWN ARE PRIVATE AND ARE GRANTED HEREIN IN FAVOR OF AEP/SWEP/CO, AT&T/BELLSOUTH, COMCAST/TIME WARNER CABLE, CENTERPOINT ENERGY/ARKLA AND THE CITY OF SHREVEPORT. IN ADDITION, THE ABOVE NAMED UTILITY COMPANIES, PRIVATE OR PUBLIC, ARE HEREBY GRANTED THE RIGHT TO GO UPON LOTS 1002 AND THE SERVITUDES GRANTED HEREIN TO INSTALL, MAINTAIN, AND REMOVE FACILITIES APPROPRIATE TO THEIR SERVICE; TO HAVE INGRESS AND EGRESS THERETO OVER ADJACENT LOTS AND LANDS; AND TO TRIM AND/OR CUT AND REMOVE TREES OR OTHER OBSTRUCTIONS AS MAY INTERFERE WITH OR ENDANGER THE LIFE OR THE OPERATION OF SUCH FACILITIES OR THEIR EFFICIENCY.

## NOTES:

- 1/2" IRON ROD SET AT ALL PROPERTY CORNERS.
- BASIS OF BEARINGS - SUBDIVISION PLAT OF RIVER PARKWAY AS RECORDED IN BOOK 2050, PAGES 233-237 OF THE RECORDS OF CADDO PARISH, LOUISIANA.
- A PORTION OF THIS PLAT IS LOCATED WITHIN SPECIAL FLOOD HAZARD ZONE "AE" AS PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 22017C0477H. EFFECTIVE DATE: MAY 19, 2014. THE 100-YEAR BASE FLOOD ELEVATION IS 163.0 (NGVD)
- THIS PLAT DOES NOT CONSTITUTE THE FOLLOWING:
  - WETLANDS DETERMINATION
  - SUBSURFACE DETERMINATION
  - ENVIRONMENTAL ASSESSMENTS
- THIS PLAT CONFORMS TO LA R.S. 33:5051

PRELIMINARY

ROBERT A. BASINGER DATE  
PROFESSIONAL LAND SURVEYOR  
FORTE & TABLADA, INC.

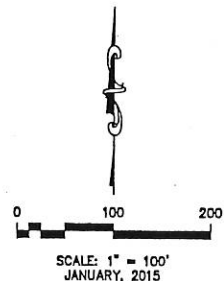


SHEET 1 OF 3  
FILE: 141312-Plat1

RECORDED: BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

C- 15 '75  
P- 2 '75

A SUBDIVISION BEING LOCATED IN THE SE 1/4 OF SECTION 30, T16N-R13W, AND THE NE 1/4 OF SECTION 31, T16N-R13W, SHREVEPORT, CADDO PARISH, LOUISIANA.



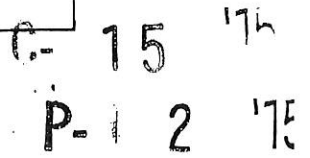
DATE \_\_\_\_\_

SHEET 2 OF 3  
FILE: 141312-Plat2

ROBERT WESTERMAN, P.E.  
ACTING CITY ENGINEER  
CITY OF SHREVEPORT

C- 15 '75  
P- 2 '75







Map data ©2014 Google, Imagery ©2014 DigitalGlobe, Texas Orthometric Program, U.S. Geological Survey, USDA Farm Service Agency

powered by: DataScoutPro

APPLICATION: \_\_\_\_\_ CITY CASE X PARISH CASE

APPLICANT'S NAME: Southern Trace, A Limited Partnership

PEOPLE REPRESENTED BY APPLICANT other than self or property owner (if public information).

MAILING ADDRESS FOR ALL CORRESPONDENCE:

11016 Norris Ferry Road PHONE: 798-7223  
Shreveport, LA ZIP CODE: 71106 FAX # \_\_\_\_\_  
(between 8:00 & 5:00)

EXISTING ZONING:

PROPOSED ZONING:

ACCEPTABLE ALTERNATIVE:

R-A

R-1D (PUD)

MPC APPROVAL ☒

SITE PLAN ☒

PBG APPROVAL ☐

PUD APPROVAL ☒

PROPOSED USE: Residential Subdivision

EXISTING USE: Undeveloped

IMPROVEMENTS TO BE CONSTRUCTED/REMOVED/DEMOLISHED: Subdivision Development

REASON FOR APPLICATION (justification for zoning change): New Subdivision

ADDRESS OF SITE: \_\_\_\_\_

ASSESSOR'S ACCOUNT NUMBER: 161330-000-0009-00/16133-000-0014-00

Found on tax notice - example; 171413-057-0047-00

LEGAL DESCRIPTION: See Attached

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: **The property owner's signature is mandatory. ALL property owners must sign.** All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write "managing partner" by the signature

Southern Trace,

A Limited Partnership

Name 11016 Norris Ferry Rd.

Shreveport, LA 71106

Address

Signature managing Partner

Name

Address

Signature

Name

Address

Signature

P. 2 '15

# STATEMENT OF INTENT GENERAL REZONING

**APPLICANT'S NAME:** Southern Trace, A Limited Partnership

**NATURE AND DESCRIPTION OF BUSINESS:** Real Estate Development

**REASON FOR AMENDMENT:** (It is public policy to amend the Zoning Ordinance only when one or more of the following conditions prevail)

**ERROR (there is a manifest error in the Zoning Ordinance)**

CHANGE IN CONDITIONS (changing conditions in a particular area make change in the Ordinance necessary and desirable)

**INCREASE IN NEED FOR SITES FOR BUSINESS & INDUSTRY (increased need for sites in addition to sites that are available)**

X	<b>SUBDIVISION OF LAND</b> (the subdivision of land into urban building sites makes reclassification necessary and desirable)
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**SQUARE FEET OF PROPERTY:** 41.813 Acres

**SQUARE FEET OF STRUCTURE(S)** N/A

**PARKING SPACES REQUIRED:** N/A **SPACES PROVIDED:** N/A

**HOURS OF OPERATION (state proposed hours)**

**To operate beyond these hours, you will need to check “Hours of Operation” under “Variance Request” on the application page.**

B-1	7AM to 7PM,
B-2 (within 300' of residential)	7AM to 10PM
B-2 (not within 300' of residential)	7AM to 12 midnight
B-3 hours	7AM to 12 midnight
SPI-3	7AM to 9PM

**IS WATER PROVIDED BY THE CITY OF SHREVEPORT?** Yes

## IF NOT - WHAT IS THE SOURCE OF WATER?

**IS SEWER PROVIDED BY THE CITY OF SHREVEPORT?** Yes

## IF NOT - WHAT IS THE SOURCE OF SEWER?

**IF SEPTIC TANK - HAS IT BEEN APPROVED BY THE HEALTH DEPARTMENT? \_\_\_\_\_**  
**Water and/or Sewer availability letter will be required see the bottom of "check list" page**  
**(second page of application packet).**

**IS PROPERTY IN A FLOOD PLAIN/FLOOD WAY?** No



SHREVEPORT METROPOLITAN PLANNING COMMISSION  
SUMMARY MINUTES OF THE PUBLIC HEARING  
FEBRUARY 4, 2015

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, February 4, 2015 at 1:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met for lunch prior to the public hearing.

**Members Present**

Lea Desmarteau, Chair  
Alan Young, Vice Chair  
Ronnie Remedies, Secretary  
Dale Colvin  
Winzer Andrews  
Dr. Phillip Pennywell, Jr  
LeVette Fuller  
Bessie Smith  
Nancy Cooper

**Staff Present**

Mark Sweeney, Executive Director  
Sandi Austin, Administrative Assistant  
Diane Tullos, Office Administrator  
Reginald Mims, Senior Planner  
Alan Clarke, Zoning Administrator  
Stephen Jean, Deputy Director

**Members Absent**

None

**Others Present**

Kosha Gilbert, Assistant City Attorney

The hearing was opened with prayer by **MR. ANDREWS**.

The meeting was called to order & the procedure in hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone & give their name & mailing address for further reference. Anyone wishing to comment on any item on the agenda not scheduled for public hearing on this date, will be permitted 3 minutes to do so prior to the Board's Deliberations.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

A motion was made by **MR. YOUNG**, seconded by **MR. COLVIN** to approve the minutes of the January 7, 2015 public hearing as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. **ANDREWS, COLVIN, REMEDIES, YOUNG, & DR PENNYWELL**, & Meses. **DESMARTEAU, COOPER, SMITH, & FULLER**. Nays: None. Absent: None.

**CASE NO. C-15/P-2-15: ZONING REQUEST WITH PRELIMINARY SITE PLAN (Preliminary Plat)**

**SOUTHERN TRACE LTD PARTNERSHIP**

Same

1000 Southern Trace Pkwy (north side of Southern Trace Pkwy, 775' east of Wallace Lake Rd, also extending north of Southern Trace Pkwy 1700')  
R-A

R-A to R-1D(PUD) with Preliminary Site Plan Approval for single family residential subdivision

**Representative &/or support:**

Mr. Chase Hoffpauir (1064 Gabriel's Turn, Shreveport, LA 71106)

There was no opposition present.

A motion was made by **MR. YOUNG**, seconded by **MRS. SMITH** to recommend approval of this application subject to compliance with the following PUD ordinance stipulations:

1. Grant a variance in the front yard setback of 15 feet for the dwelling portion of residents.
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